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F2eabs and Parks
1994 [Environmental
assessment for the
Bannack Building
Stabilization

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**Montana Department
of
Fish, Wildlife & Parks**



1400 So. 19th
Bozeman, MT 59715

April 19, 1994

TO: Environmental Quality Council, Capitol Building, Room 106, POB 201704, Helena, MT 59620-1704
Dept. of Health & Environmental Sciences, Director's Office, Cogswell Building, POB 200901, Helena, MT 59620-0901
Dept. of Fish, Wildlife & Parks
 Director's Office
 Parks Division
 Fisheries Division-Bruce Rehwinkel
 Wildlife Division
 Lands Section
 Design and Construction
 Legal Unit
 Mary Ellen McDonald
Montana Historical Society, State Historic Preservation Office, POB 201202, Helena, MT 59620-1202
Montana State Library, 1515 E. Sixth Ave., POB 201800, Helena, MT 59620-1800
Jim Jensen, Montana Environmental Information Center, POB 1184, Helena, MT 59624
Janet Ellis, Montana Audubon Council, POB 595, Helena, MT 59624
George Ochenski, POB 689, Helena, MT 59624
Beaverhead County Commissioners, 2 Pacific, Dillon, MT 59725
Jerry DiMarco, P.O. Box 1571, Bozeman, MT 59771
Bannack Association, Inc. P.O. Box 1426, Dillon, MT 59725
Bannack State Park, 4200 Bannack Road, Dillon, MT 59725
Montana Wildlife Federation, P.O. Box 1175, Helena, MT 59624-1175

Ladies and Gentlemen:

The enclosed Environmental Assessment (EA) has been prepared for the Bannack Building Stabilization Project, and is submitted for your consideration. Questions and comments will be accepted until 5 p.m., May 24, 1994. If you have questions, feel free to contact me at 994-4042. All comments should be sent to the undersigned at 1400 S. 19th, Bozeman, MT 59715.

Thank you for your interest.

Sincerely,

Richard Vincent
Acting Regional Supervisor

STATE DOCUMENTS COLLECTION

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HELENA, MONTANA 59620

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MEPA/NEPA/HB495 CHECKLIST

PART I. PROPOSED ACTION DESCRIPTION

1. Type of Proposed State Action Stabilization/protection of 10 historic structures at Bannack State Park.
2. Agency Authority for the Proposed Action Montana Department of Fish, Wildlife and Parks
3. Name of Project Bannack Building Stabilization
4. Name, Address and Phone Number of Project Sponsor (if other than the agency)
Agency - Montana Department of Fish, Wildlife and Parks
5. If Applicable:
Estimated Construction/Commencement Date Spring, 1994
Estimated Completion Date Fall, 1994
Current Status of Project Design (% complete) 90%
6. Location Affected by Proposed Action (county, range and township)
Bannack State Park, Beaverhead County in Range 11W, Township 8 South, Section 6
7. Project Size: Estimate the number of acres that would be directly affected that are currently:

(a) Developed: residential __ acres industrial __ acres	(d) Floodplain __ acres
(b) Open Space/Woodlands/ Recreation __ acres	(e) Productive: irrigated cropland __ acres dry cropland __ acres forestry __ acres rangeland __ acres other (Historic Townsite) <u>5</u> acres
(c) Wetlands/Riparian Areas __ acres	
8. Map/site plan: attach an original 8 1/2" x 11" or larger section of the most recent USGS 7.5' series topographic map showing the location and boundaries of the area that would be affected by the proposed action. A different map scale may be substituted if more appropriate or if required by agency rule. If available, a site plan should also be attached.

Topographic map, National Historic Landmark District map, and Townsite map attached.

9. Narrative Summary of the Proposed Action or Project including the Benefits and Purpose of the Proposed Action.

To apply preventive measures to retain the architectural integrity of 10 structures at Bannack State Park. The ten structures are labeled on the attached maps and include the following buildings: #1 City Drugstore/Assay Office, #2 Sod Roof Store, #3 Knoll Cabin, #4 Mikus Saloon, #5 Carhardt House, #6 Ryburn House, #7 Besette House, #8 Mathews House, #9 Rettallack House, #10 Decker House. These preventive measures will include the following preservation treatments:

1. Grading around the buildings to ensure proper drainage of water away from the buildings;
2. Repair and replace existing foundations that have failed. Add foundations where they are missing and causing the buildings to settle;
3. Repair and replace sill logs or sill plates and siding where they have rotted away causing the possible deterioration of related materials;
4. Repair and replace wall logs when they are rotted and could cause structural instability;
5. Repair and replace roofing where the present system does not protect the building;
6. Maintain wall materials, windows and doors in order to protect the structure. This includes the continued maintenance of all materials that are required to remain intact in order to preserve these buildings.

The benefits of the proposed action are to preserve for future generations significant elements of Montana's history.

10. Listing of any other Local, State or Federal agency that has overlapping or additional jurisdiction.

(a) Permits:

<u>Agency Name</u>	<u>Permit</u>	<u>Date Filed/#</u>
--------------------	---------------	---------------------

MT Fish, Wildlife and Parks, Design & Construction Bureau: Historic consultant contract specifications.

State Historic Preservation Office (SHPO) - Review and clearance on construction documents and archaeological clearance.

Montana Natural Heritage Program - Sensitive Species Identification

(b) Funding:

<u>Agency Name</u>	<u>Funding Amount</u>
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Montana Fish, Wildlife and Parks \$350,000

(c) Other Overlapping or Additional Jurisdictional Responsibilities:

<u>Agency Name</u>	<u>Type of Responsibility</u>
--------------------	-------------------------------

N/A

11. List of Agencies Consulted During Preparation of the EA:

State Historic Preservation Office, Montana Historical Society,
Fish, Wildlife and Parks
Commerce, Travel Promotion Bureau

PART II. ENVIRONMENTAL REVIEW

PHYSICAL ENVIRONMENT

1. LAND RESOURCES	IMPACT				Can Impact Be Mitigated	Comment Index
	Unknown	None	Minor	Potentially Significant		
Will the proposed action result in:						
▶ a. Soil instability or changes in geologic substructure?		X				
b. Disruption, displacement, erosion, compaction, moisture loss, or over-covering of soil which would reduce productivity or fertility?			X		Yes	See 1b. below
▶ c. Destruction, covering or modification of any unique geologic or physical features?		X				
d. Changes in siltation, deposition or erosion patterns that may modify the channel of a river or stream or the bed or shore of a lake?		X				
e. Exposure of people or property to earthquakes, landslides, ground failure, or other natural hazard?		X				
f. Other N/A						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

1b. Landscaping and grading will disrupt soil up to a 30' area around each building. Re-seeding will be completed at the end of the project, except the area immediately (within 3') surrounding the building. This area will be left as bare ground in an effort to reduce fire hazard and moisture damage caused by vegetation up against the building logs and foundations.

PHYSICAL ENVIRONMENT

2. AIR	IMPACT				Can Impact Be Mitigated	Comment Index
	Unknown	None	Minor	Potentially Significant		
Will the proposed action result in:						
▶ a. Emission of air pollutants or deterioration of ambient air quality? (also see 13 (c))		X				
b. Creation of objectionable odors?		X				
c. Alteration of air movement, moisture, or temperature patterns or any change in climate, either locally or regionally?		X				
d. Adverse effects on vegetation, including crops, due to increased emissions of pollutants?		X				
e. ♦ For P-R/D-J projects, will the project result in any discharge which will conflict with federal or state air quality regs? (Also see 2a) N/A						
f. Other N/A						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Air Resources (Attach additional pages of narrative if needed):

- Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- ▶ Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ♦♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

PHYSICAL ENVIRONMENT

3. <u>WATER</u> Will the proposed action result in:	IMPACT [⊙]				Can Impact Be Mitigated [⊙]	Comment Index
	Unknown [⊙]	None	Minor [⊙]	Potentially Significant		
► a. Discharge into surface water or any alteration of surface water quality including but not limited to temperature, dissolved oxygen or turbidity?		X				
b. Changes in drainage patterns or the rate and amount of surface runoff?			X		Yes	See 3b. below
c. Alteration of the course or magnitude of flood water or other flows?		X				
d. Changes in the amount of surface water in any water body or creation of a new water body?		X				
e. Exposure of people or property to water related hazards such as flooding?		X				
f. Changes in the quality of groundwater?		X				
g. Changes in the quantity of groundwater?		X				
h. Increase in risk of contamination of surface or groundwater?		X				
i. Effects on any existing water right or reservation?		X				
j. Effects on other water users as a result of any alteration in surface or groundwater quality?		X				
k. Effects on other users as a result of any alteration in surface or groundwater quantity?		X				
l. ♦♦ For P-R/D-J, will the project affect a designated floodplain? (Also see 3c) N/A						
m. ♦ For P-R/D-J, will the project result in any discharge that will affect federal or state water quality regulations? (Also see 3a) N/A						
n. Other: N/A						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Water Resources (Attach additional pages of narrative if needed):

3b. Landscaping around buildings will channel runoff away from the structures, but will not effect the rate and amount of surface runoff.

- ⊙ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ♦♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

PHYSICAL ENVIRONMENT

4. <u>VEGETATION</u> Will the proposed action result in:	IMPACT [⊕]				Can Impact Be Mitigated [⊕]	Comment Index
	Unknown [⊕]	None	Minor [⊕]	Potentially Significant		
a. Changes in the diversity, productivity or abundance of plant species (including trees, shrubs, grass, crops, and aquatic plants)?			X		Yes	See 4a. below
b. Alteration of a plant community?			X		Yes	See 4b. below
c. Adverse effects on any unique, rare, threatened, or endangered species?		X				See 4c. below
d. Reduction in acreage or productivity of any agricultural land?		X				
e. Establishment or spread of noxious weeds?			X		Yes	See 4e. below
f. ♦ ♦ For P-R/D-J, will the project affect wetlands, or prime and unique farmland? N/A						
g. Other: N/A						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

4a. Landscaping work will remove all vegetation within a 3 foot distance from the structure. The vegetation in this area is currently sagebrush and grass. Re-seeding will be done where needed. The area immediately surrounding the buildings will not be re-seeded for the protection of the buildings from moisture and fire hazard.

4b. Same as 4a.

4c. In a phone conversation with Bonnie Hiedl, of the Montana Natural Heritage Program, on 4/12/94, she indicated that although Bannack does have some rare species (see attached sheets-Exhibit A), the area around the buildings has been disturbed for over 100 years and is not native vegetation. She did not feel that this work would have an impact on any sensitive species.

4e. Minor spreading of noxious weeds could take place from landscaping efforts and reclaimed areas. All disturbed areas will be seeded with native grasses, except directly next to the buildings. Noxious weed control is a routine maintenance task at Bannack and any additional noxious weeds would be dealt with as part of overall weed management at Bannack.

- Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- ▶ Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ♦ ♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

PHYSICAL ENVIRONMENT

▶ 5. <u>FISH/WILDLIFE</u> Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
a. Deterioration of critical fish or wildlife habitat?		X				
b. Changes in the diversity or abundance of game animals or bird species?		X				
c. Changes in the diversity or abundance of nongame species?		X				
d. Introduction of new species into an area?		X				
e. Creation of a barrier to the migration or movement of animals?		X				
f. Adverse effects on any unique, rare, threatened, or endangered species?		X				
g. Increase in conditions that stress wildlife populations or limit abundance (including harassment, legal or illegal harvest or other human activity)?		X				
h. ♦ ♦ For P-R/D-J, will the project be performed in any area in which T&E species are present, and will the project affect any T&E species or their habitat? (Also see 5f) N/A						
i. ♦ ♦ For P-R/D-J, will the project introduce or export any species not presently or historically occurring in the receiving location? (Also see 5d) N/A						
j. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

HUMAN ENVIRONMENT

6. <u>NOISE/ELECTRICAL EFFECTS</u> Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
a. Increases in existing noise levels?			X		Yes	See 6a. below
b. Exposure of people to severe or nuisance noise levels?		X				
c. Creation of electrostatic or electromagnetic effects that could be detrimental to human health or property?		X				
d. Interference with radio or television reception and operation?		X				
e. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

6a. Noise levels at Bannack will increase during the stabilization period due to the use of power tools. This increase will be minor and temporary.

Mitigation may be to interpret the work taking place, including verbal information given at the visitor center, news releases on radio and in the newspaper and signing in the parking lot area.

☆ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.

▶ Include a narrative description addressing the items identified in 12.8.604-1a (ARM)

♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.

♦ ♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

HUMAN ENVIRONMENT

7. <u>LAND USE</u>	IMPACT ^o				Can Impact Be Mitigated ^o	Comment Index
	Unknown ^o	None	Minor ^o	Potentially Significant		
Will the proposed action result in:						
a. Alteration of or interference with the productivity or profitability of the existing land use of an area?		X				
b. Conflicted with a designated natural area or area of unusual scientific or educational importance?		X				
c. Conflict with any existing land use whose presence would constrain or potentially prohibit the proposed action?		X				
d. Adverse effects on or relocation of residences?		X				
e. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

HUMAN ENVIRONMENT

8. <u>RISK/HEALTH HAZARDS</u>	IMPACT ^o				Can Impact Be Mitigated ^o	Comment Index
	Unknown ^o	None	Minor ^o	Potentially Significant		
Will the proposed action result in:						
a. Risk of an explosion or release of hazardous substances (including, but not limited to oil, pesticides, chemicals, or radiation) in the event of an accident or other forms of disruption?		X				
b. Affect an existing emergency response or emergency evacuation plan or create a need for a new plan?		X				
c. Creation of any human health hazard or potential hazard?		X				
d. ♦ For P-R/D-J, will any chemical toxicants be used? (Also see 8a) N/A						
e. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.

▶ Include a narrative description addressing the items identified in 12.8.604-1a (ARM)

♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.

♦♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

HUMAN ENVIRONMENT

9. <u>COMMUNITY IMPACT</u> Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
a. Alteration of the location, distribution, density, or growth rate of the human population of an area?		X				
b. Alteration of the social structure of a community?		X				
c. Alteration of the level or distribution of employment or community or personal income?			X			See 9c. below
d. Changes in industrial or commercial activity?			X			See 9d. below
e. Increased traffic hazards or effects on existing transportation facilities or patterns of movement of people and goods?		X				
f. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

9c. Stabilization activity will increase employment opportunities for the contractors and sub contractors awarded the bid for this work.

9d. Same as above

HUMAN ENVIRONMENT

10. <u>PUBLIC SERVICES/TAXES/UTILITIES</u> Will the proposed action result in:	IMPACT [☆]				Can Impact Be Mitigated [☆]	Comment Index
	Unknown [☆]	None	Minor [☆]	Potentially Significant		
a. Will the proposed action have an effect upon or result in a need for new or altered governmental services in any of the following areas: fire or police protection, schools, parks/recreational facilities, roads or other public maintenance, water supply, sewer or septic systems, solid waste disposal, health, or other governmental services? If any, specify: _____		X				
b. Will the proposed action have an effect upon the local or state tax base and revenues?		X				
c. Will the proposed action result in a need for new facilities or substantial alterations of any of the following utilities: electric power, natural gas, other fuel supply or distribution systems, or communications?		X				
d. Will the proposed action result in increased used of any energy source?		X				
▶ e. Define projected revenue sources			X			See 10e. next page
▶ f. Define projected maintenance costs.			X			See 10f. next page
g. Other: <u>N/A</u>						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

- ☆ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- ▶ Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ◆ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ◆◆ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

10e. Funding for the stabilization work is established with HB1008, which allocated coal tax principal to be used for historic structure stabilization at Bannack.

10f. Once stabilization is completed, maintenance of structures will be from the existing Bannack State Park budget. The funding sources for this budget are earned revenue, coal tax trust or general fund dollars. Estimated annual cost of maintenance for these 10 structures would be approximately \$500-1,000.

HUMAN ENVIRONMENT

▶ 11. <u>AESTHETICS/RECREATION</u>	IMPACT [☐]				Can Impact Be Mitigated [☐]	Comment Index
	Unknown [☐]	None	Minor [☐]	Potentially Significant		
Will the proposed action result in:						
a. Alteration of any scenic vista or creation of an aesthetically offensive site or effect that is open to public view?		X				
b. Alteration of the aesthetic character of a community or neighborhood?			X		Yes	See 11b. below
▶ c. Alteration of the quality or quantity of recreational/tourism opportunities and settings? (Attach Tourism Report)		X				
d. ♦ For P-R/D-J, will any designated or proposed wild or scenic rivers, trails or wilderness areas be impacted? (Also see 11a, 11c) N/A						
e. Other: N/A						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

11b. The aesthetic character of Bannack would improve as stabilization efforts will lend a more "taken care of" look to the townsite.

HUMAN ENVIRONMENT

12. <u>CULTURAL/HISTORICAL RESOURCES</u>	IMPACT [☐]				Can Impact Be Mitigated [☐]	Comment Index
	Unknown [☐]	None	Minor [☐]	Potentially Significant		
Will the proposed action result in:						
▶ a. Destruction or alteration of any site, structure or object of prehistoric historic, or paleontological importance?		X				See 12a. below
b. Physical change that would affect unique cultural values?		X				
c. Effects on existing religious or sacred uses of a site or area?		X				
d. ♦ ♦ For P-R/D-J, will the project affect historic or cultural resources? Attach SHPO letter of clearance. (Also see 12.a) N/A						
e. Other: N/A						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

12a. SHPO has been contacted for a review of this project. Comments concerning the building stabilization are attached (Exhibit B). No comments have been received to date concerning the need for any archeological survey around the buildings.

Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.

▶ Include a narrative description addressing the items identified in 12.8.604-1a (ARM)

♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.

♦ ♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

However, at a minimum, we will have park staff monitor excavation/landscaping work to monitor potential archeological finds.

HUMAN ENVIRONMENT

13. SUMMARY EVALUATION OF SIGNIFICANCE	IMPACT [⊙]				Can Impact Be Mitigated [⊙]	Comment Index
	Unknown [⊙]	None	Minor [⊙]	Potentially Significant		
Will the proposed action, considered as a whole:						
a. Have impacts that are individually limited, but cumulatively considerable? (A project or program may result in impacts on two or more separate resources which create a significant effect when considered together or in total.)		X				
b. Involve potential risks or adverse effects which are uncertain but extremely hazardous if they were to occur?		X				
c. Potentially conflict with the substantive requirements of any local, state, or federal law, regulation, standard or formal plan?		X				
d. Establish a precedent or likelihood that future actions with significant environmental impacts will be proposed?		X				
e. Generate substantial debate or controversy about the nature of the impacts that would be created?		X				
f. ♦ For P-R/D-J, is the project expected to have organized opposition or generate substantial public controversy? (Also see 13e) N/A						
g. ♦♦ For P-R/D-J, list any federal or state permits required. N/A						

Narrative Description and Evaluation of the Cumulative and Secondary Effects on Land Resources (Attach additional pages of narrative if needed):

- ⊙ Include a narrative explanation under Part III describing the scope and level of impact. If the impact is unknown, explain why the unknown impact has not or can not be evaluated.
- Include a narrative description addressing the items identified in 12.8.604-1a (ARM)
- ♦ Determine whether the described impact may result and respond on the checklist. Describe any minor or potentially significant impacts.
- ♦♦ Include a discussion about the issue in the EA narrative and include documentation if it will be useful.

2. Description and analysis of reasonable alternatives (including the no action alternative) to the proposed action whenever alternatives are reasonably available and prudent to consider and a discussion of how the alternatives would be implemented:

Three alternatives have been considered for this proposal

1. No action. Leave buildings as they are.
2. Stabilize the buildings as dictated in the plans.
3. Partial stabilization of the buildings.

Analysis and Implementation Discussion of Alternatives

Alternative 1 - No action. This alternative would be detrimental to the historic integrity and stability of the buildings at Bannack. These buildings were selected for stabilization based on their condition and importance to the overall historic integrity of Bannack. Unless these buildings are stabilized, we not only risk losing a critical element in Montana history, but also put the public at risk by maintaining a site open to the public with buildings that are structurally unsafe. This would result in the closure of buildings to the public as they become unsafe. The public would have less opportunity to visit the various buildings and learn from them.

Alternative 2 - Stabilize buildings. This alternative is the proposed action. This alternative provides not only preservation of a critical component of Montana history but also protects the public from hazard and potential harm. Stabilizing 10 of the over 70 buildings at Bannack ensures that at least a portion of Montana history will be preserved for future generations. Initial project plans for stabilization intended to stabilize the ten structures indicated in this assessment. However, due to the expected expense and the extent of stabilization required, it is highly likely we will only be able to stabilize 8 buildings. The exact number of buildings completed will be determined when bids from contractors are received. The degree of stabilization proposed here would be that which provides long lasting stability, with as much consideration of historical integrity as possible within financial constraints.

Alternative 3 - Partial stabilization. This alternative would provide stabilization of the buildings including roofs and logs, without altering the physical environment through landscaping. This alternative, while avoiding possible impacts on the physical environment (cultural resources, runoff pattern), would be far less effective in establishing and maintaining the historical integrity of the buildings. Water runoff would adversely effect the newly replaced logs and foundations and vegetation left in place would hold moisture against the logs, promoting log rot.

Alternative 4 - Restoration: This alternative would provide stabilization based on exact replication of materials and procedures used, allowing the highest degree of maintaining historic integrity and even using as much of the original materials as possible. This option, while maintaining the highest degree of historic integrity of all options, is also extremely expensive and time consuming. It would severely limit the number of buildings that could be worked on with the limited funds available.

3. Evaluation and listing of mitigation, stipulation, or other control measures enforceable by the agency or another government agency:

To date, SHPO has not commented on the need for performing an archeological survey around the buildings during the stabilization work. At a minimum, we will have park staff on site to monitor landscaping work. Any significant archeological finds may result in changes in the project. These finds will be documented, photographed in place and moved to an appropriate location for storage or display.

4. Based on the significance criteria evaluated in this EA, is an EIS required? YES / NO If an EIS is not required, explain why the EA is the appropriate level of analysis for this proposed action:

No. An EA is the appropriate level of analysis for this proposed action because there are only minor impacts to the physical and human environment.

5. Describe the level of public involvement for this project if any and, given the complexity and the seriousness of the environmental issues associated with the proposed action, is the level of public involvement appropriate under the circumstances?

An open house was held on 2-25-93 to elicit public comment on the proposal. A summary of this open house is attached as Exhibit C. In addition, public comment will be encouraged through legal notices in the Helena Independent Record, the Butte Montana Standard and Dillon Tribune advertising the availability of copies of the E.A. and the dates of the 30 day comment period.

6. Duration of comment period if any:

April 25 through 5:00 p.m., May 24, 1994

7. Name, title, address and phone number of the Person(s) Responsible for Preparing the EA:

Cindy Staszak
Bannack Park Manager
4200 Bannack Road
Dillon, MT 59725
(406) 834-3413

Jerry Walker
Regional Park Manager
1400 S. 19th St.
Bozeman, MT 59715
(406) 994-3552

PART III. NARRATIVE EVALUATION AND COMMENT

EXECUTIVE SUMMARY

Bannack State Park has long been recognized as one of Montana's major historic sites, and was designated a National Historic Landmark in 1962. It is the site of the first major gold strike in the state, and the first capital of Montana Territory. Founded in 1862, Bannack is a microcosm of Montana history and of the history of the mining frontier in the west. All phases of frontier political, social, and economic life are represented in Bannack history, including (1) the short "boom" period of the 1860's; (2) the period of dredging in the 1890's, and (3) the depression period of the 1930's.

The State of Montana became involved in Bannack in 1954, when the Beaverhead Museum Association of Dillon donated 17 parcels of land as a state park. In that year, the town site was designated a state monument and was run by the State Highway Commission. In 1965 the state parks were transferred to the Department of Fish and Game (now the Department of Fish, Wildlife and Parks). At that time additional funds were appropriated from state and federal sources. These funds, as well as some private funds, have been used over the years for three major categories--operation and maintenance, acquisition of property, and preservation and stabilization of many of the historic structures.

Today, the entire townsite is under state ownership. There are over 40 buildings of major significance and many smaller buildings in Bannack. These buildings, because they are still intact, provide one of the largest historical and architecturally significant sites in the State of Montana. Because they are under one ownership they will be protected into the future for the enjoyment of the many people that come to see this early mining community.

The Parks Division of the Montana Department of Fish, Wildlife and Parks has as a goal to preserve the site and the buildings, representing an evolution of eras from the first gold discovery to its present ghost town appearance. Preservation of the site and buildings can be defined as the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. This process may include initial stabilization work, where necessary, as well as on-going maintenance of the historic building materials. Preservation may be the final level of treatment for most of the structures in Bannack. It will mean applying certain preventive measures to a structure so that its integrity is retained and then maintained.

This report assesses the condition of ten of the major buildings that are in need of preservation in the town of Bannack. The buildings are as follows:

1. City Drugstore (Blacksmith Shop)
2. Sod Roof Store
3. Knoll Cabin
4. Mikus Saloon (Shop)
5. Carhardt House
6. Ryburn House
7. Bessett House
8. Mathews House
9. Rettallack/Hammon House
10. Decker House

All ten of the buildings come under the preservation treatment in order to apply preventive measures to retain the architectural integrity of the structure. Once stabilized, then the buildings need to be maintained. In all cases the preservation treatment includes, but is not limited to the following:

1. Grading around the buildings to insure proper drainage of water away from the building to protect the integrity of historic materials.
2. Repair and replace existing foundations that have failed. Foundations must be introduced where they are lacking and causing the building to settle.
3. Repair and replace sill logs or sill plates and siding where they have rotted away causing the possible deterioration of related materials.

4. Repair and replace wall logs where they are rotted and could cause structural instability.
5. Repair and replace roofing where the present system does not protect the building.
6. Maintenance of wall materials, windows, and doors in order to protect the structure. This includes the continued maintenance of all materials that are required to remain intact in order to preserve these buildings.

There is justification to go beyond preservation and restore the City Drugstore front (the existing Blacksmith Shop). The doors that were cut into the face were done by the Department of Fish, Wildlife and Parks and are not historic to the structure. The facade has retained many of the original features that made up the front including the pilasters, cornice, wood trim, and the windows under the boarded up areas. Also, there are historical photos that show the front as it once existed.

The Knoll House and the Mathews House will require some good design in order to build a new structural system within the structure to protect the badly deteriorated historic building and form. It is important to keep as much of the original aspects of the building intact and finding a way to accomplish this without totally reconstructing the sections of the buildings.

The removal of the asphalt shingles on the Carhardt House is justified because the material appears to be holding water in the walls and possibly rotting out the structure from within. Demolition of the interior will have to be done under contract to determine the extent of the rot and if the hand-hewn walls are relatively intact. Many new and different sized windows were cut into the walls and there may not be any walls left if the siding is removed.

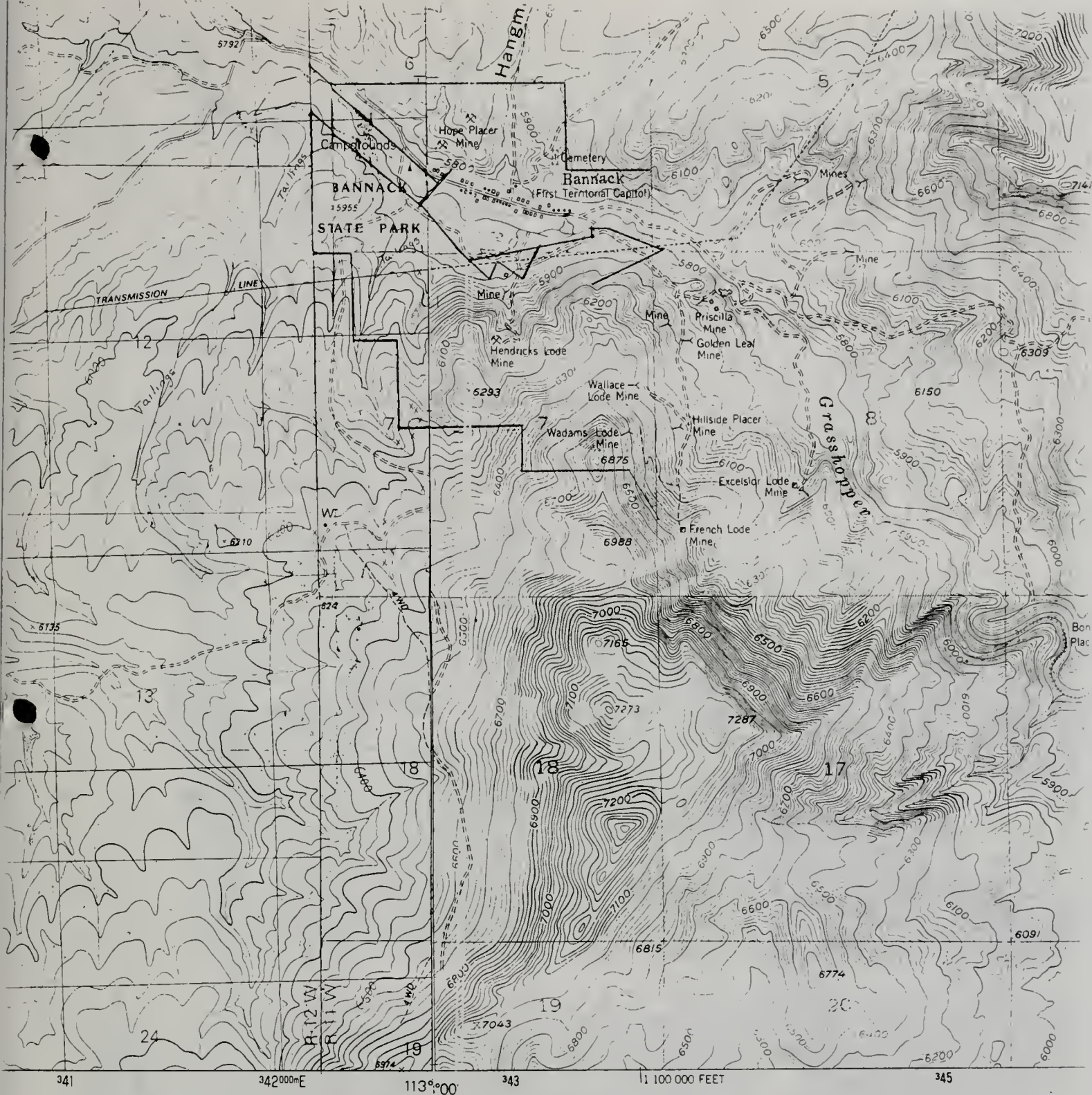
Once these preservation treatments are accomplished then the buildings can be maintained and protected. Continued maintenance will be a lot less expensive in the long run when the buildings are preserved and will help keep the buildings from further deterioration.

SITE

Description and Condition

The Bannack Townsite is restricted along the main street due to the towns location between the hills, and Grasshopper Creek, dictating the linear direction which did limit growth. Many of the additional buildings were built haphazardly in and around the hills, adjacent to the main street.

There are two major problems with the site which are causing much of the damage to the existing buildings and thus creating preservation problems. The first is the drainage around the site. All of the water from the hills is flowing into the townsite. This is causing problems because the grade is built-up around the buildings allowing water to flow into the materials. The addition of ditches, used to divert water to the site for mining, is also causing some drainage problems as they divert water towards the buildings. The second problem relates to the amount of sagebrush that has grown up over the years in and around the buildings. There is the potential for water to be held against the wood materials of the building as well as the potential of fire due to the build-up of materials. The original site did not have very many trees or shrubbery - definitely not as much as there is now.



ROAD LEGEND

Improved Road
 Unimproved Road
 Trail

○ Interstate Route ○ U.S. Route ○ Sta

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography from aerial photographs by multiplex methods

Aerial photographs taken 1950 Field check 1952

Polyconic projection 1927 North American datum

10,000-foot grid based on Montana coordinate system,
 south zone

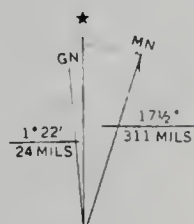
All mining features on this map are inactive unless
 otherwise indicated

1000-meter Universal Transverse Mercator grid ticks
 zone 12, shown in blue

MILL POINT, MON

PROVISIONAL EDITIO

There may be private inholdings within the boundaries of
 the National or State reservations shown on this map

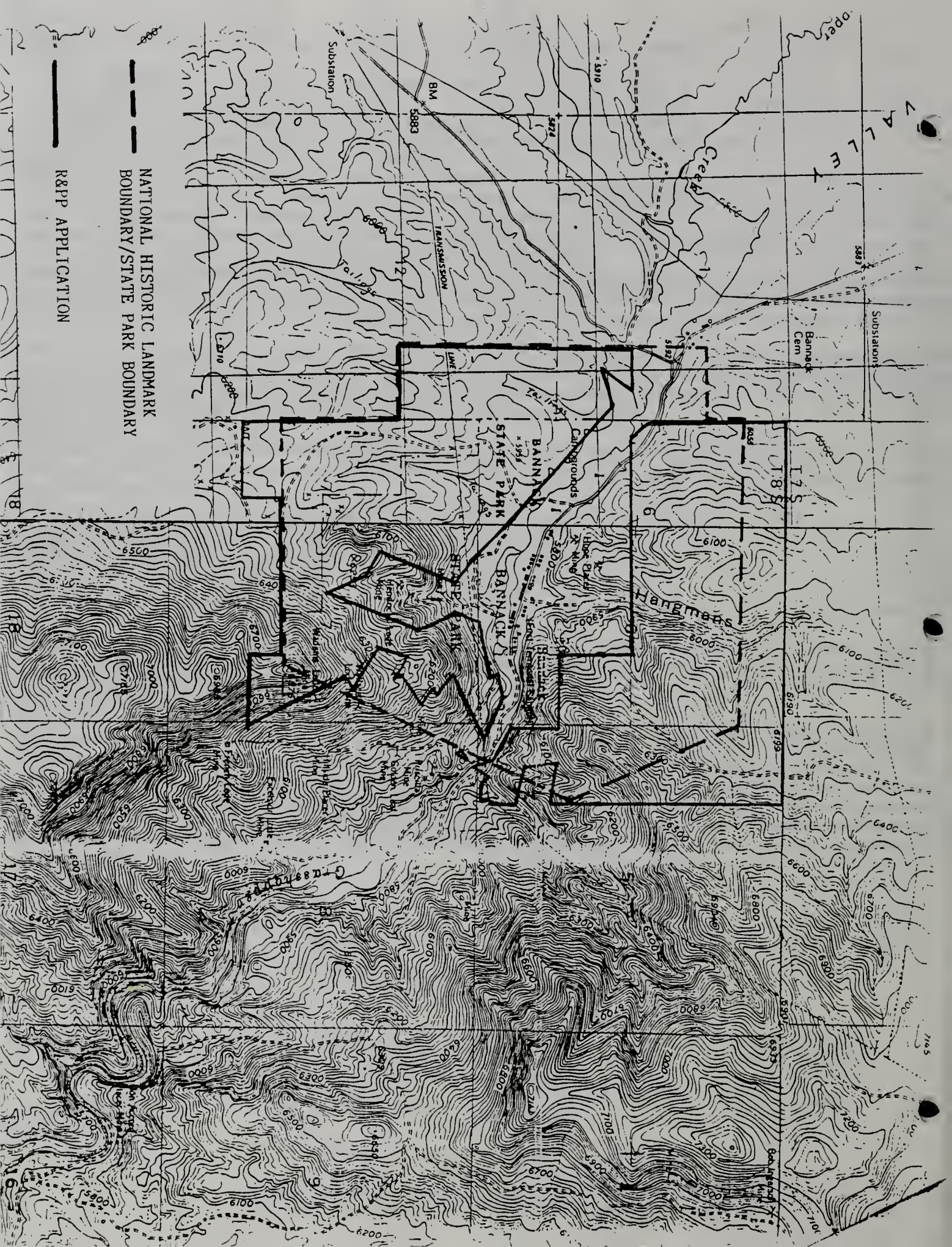


UTM GRID AND 1979 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

MAP

NATIONAL HISTORIC LANDMARK
BOUNDARY/STATE PARK BOUNDARY

R&PP APPLICATION



FREIGHT
TRAIL TO
CORINNE,
UTAH

YANKEE FLATS

VISITOR CENTER
& HISTORICAL
EXHIBITS

START TOUR

Water diversion ditches

1. City Drugstore/
Assay Office
2. Sod Roof Store
3. Knoll Cabin
4. Mikus Saloon
5. Carhardt House
6. Ryburn House
7. Bessette House
8. Mathews House
9. Rettalack House
10. Decker House



EXHIBIT

A

**List of Plant and Animals Species of Special Concern as Compiled By The Montana Natural
Heritage Program In The Vicinity of Bannack State Park**



MONTANA NATURAL HERITAGE PROGRAM

1515 East Sixth Avenue
P.O. Box 201800
Helena, Montana 59620-1800
(406) 444-3009

EXPLANATION OF ELEMENT OCCURRENCE REPORTS

Since 1985, The Montana Natural Heritage Program (MTNHP) has been compiling and maintaining an inventory of the elements of biological diversity in Montana. The inventory includes plant species, animal species, and plant communities that are rare, endemic, disjunct, threatened, or endangered throughout their range in Montana, vulnerable to extirpation from Montana, or in need of further research.

Individual species and communities are referred to as "elements." An "element occurrence" (EO) generally falls in one of the following categories:

1. Plants - A documented location of a plant population. In some instances, adjacent, spatially separated clusters are considered subpopulations, and are grouped as one occurrence (e.g., the subpopulations occur in ecologically similar habitats, and are within approximately one air mile of one another).
2. Animals With Limited Mobility (most invertebrates, amphibians, reptiles, small mammals, and most fish) - The location of a specimen collection or a verified sighting; assumed to represent a breeding population. Additional collections and/or sightings are appended to the initial EO.
3. Mobile/Migratory Animals (most birds and larger mammals, some fish) - Breeding areas (including nesting territories, dens, and leks) and significant aggregation sites (winter feeding areas, staging grounds, or hibernacula).
4. Communities - All contiguous, high quality habitat as defined by physical and biological features.
5. Other - Significant biological features not included in the above categories, such as state champion trees, or bogs, fens, and other wetlands.

The quantity and quality of data contained in Heritage reports is dependent on the research and observations of many individuals and organizations.

Heritage reports summarize information known to the Program at the time of a request. They are not intended as a final statement on the elements or areas being considered, or as a substitute for on-site surveys required for environmental assessments.

* * *

Certain codes and abbreviations are used in element occurrence reports. Although most of these are very straightforward, the following field-by-field explanation should answer most questions.

Name: Plant and animal scientific names consisting of genus and species, with subspecific or varietal names if applicable. Plant associations and community types that existed in the pre-settlement landscape of Montana are named using the scientific names of dominant overstory and understory species.

Common name: Common name of species or community, often as given in regional floras and field guides.

Global rank and State rank: Elements are evaluated and ranked by the Heritage Program on the basis of their global (range-wide) status, and their state-wide status. These ranks are used to determine protection and data collection priorities, and are revised as new information becomes available.

A scale of 1 (critically imperiled) to 5 (demonstrably secure) is used for these ranks, and each species is assigned the appropriate combination of global and state ranks.

Example: common loon = G5 / S3 (i.e., species is demonstrably secure globally; in Montana is found within a restricted range).

Global and state ranks are assigned according to a standardized procedure used by all Natural Heritage Programs, and are defined below.

Global/State
Rank

Definition (G = Range-wide; S = Montana)

G1	S1	Critically imperiled because of extreme rarity (5 or fewer occurrences, or very few remaining individuals), or because of some factor of its biology making it especially vulnerable to extinction.
G2	S2	Imperiled because of rarity (6 to 20 occurrences), or because of other factors demonstrably making it very vulnerable to extinction throughout its range.
G3	S3	Either very rare and local throughout its range, or found locally (even abundantly at some of its locations) in a restricted range, or vulnerable to extinction throughout its range because of other factors; in the range of 21 to 100 occurrences.
G4	S4	Apparently secure, though it may be quite rare in parts of its range, especially at the periphery.
G5	S5	Demonstrably secure, though it may be quite rare in parts of its range, especially at the periphery.
GU	SU	Possibly in peril, but status uncertain; more information needed.
GH	SH	Historically known; may be rediscovered.

GX SX Believed to be extinct; historical records only,
continue search.

Other codes:

- A Accidental in the state; including species (usually birds or butterflies) recorded very infrequently, hundreds or thousands of miles outside their usual range.
- B A state rank modifier indicating breeding status for a migratory species.
- E An exotic established in the state; may be native in nearby regions.
- N A state rank modifier indicating non-breeding status for a migratory species.
- Q Taxonomic questions or problems involved, more information needed; appended to the global rank.
- R Reported in the state; but lacking documentation which would provide a basis for either accepting or rejecting the report.
- T Rank for a subspecific taxon (subspecies or variety); appended to the global rank for the full species.
- Z Ranking not applicable.

Forest Service Status: The status of species in Montana as defined by the U.S. Forest Service manual (2670.22). These taxa are listed as such by the Regional Forester (Northern Region) on Montana National Forests.

Federal (USF&WS) Status: The symbols in this column denote the categories defined in the U.S. Fish and Wildlife Service Notices of Review (1980, 1983, 1985, 1990), and indicate the status of a taxon with respect to the federal Endangered Species Act of 1973:

- LE Endangered
- LT Threatened
- P Proposed E or T
- C1 Notice of Review, Category 1 (substantial biological information on file to support the appropriateness of proposing to list as endangered or threatened).
- C2 Notice of Review, Category 2 (current information indicates that proposing to list as endangered or threatened is possibly appropriate, but substantial biological information is not on file to support an immediate ruling).
- C2* Category 2, and the taxon is possibly extinct.

- 3A Taxa for which the USFWS has persuasive evidence of extinction.
- 3B Names that, on the basis of current taxonomic understanding, do not represent taxa meeting the Endangered Species Act's definition of "species."
- 3C Taxa that have proven to be more abundant or widespread than was previously believed, and/or those that are not subject to any identifiable threat.
- NL Not listed/no designation. (See note below.)

Note: A species can have more than one federal designation if the species' status varies within its range. In these instances the Montana designation is listed first.

Examples: bald eagle = LE^{LT}. Species is Listed Endangered in Montana; elsewhere in its range it may be Listed Threatened.

cutthroat trout = C2NL. Species is a Category 2 in Montana; elsewhere in its range it may not have USF&WS designation.

fisher = NLC2. Species has no USF&WS designation in Montana; elsewhere in its range it may be a Category 2.

Element occurrence code: Heritage Program taxonomic code assigned to each element, along with an identifier for each occurrence.

Element occurrence type: Further definition of special types of occurrences, if applicable (e.g., state champion tree, staging ground, winter feeding area, bat hibernacula).

Survey site name: Name of general area where the element is located; often a geographical reference.

EO rank: Based on recent field work by a knowledgeable individual, the EO rank summarizes an evaluation of the quality, condition, viability, and defensibility of the element occurrence.

A = excellent	X = extirpated
B = good	H = historical
C = marginal	E = extant
D = poor	I = introduced
	Blank = unknown

EO rank comments: Comments which justify the assigned EO rank.

County: County or counties containing the element occurrence.

USGS quadrangle: Name of the 7.5 USGS topographic map(s) where element occurrence can be located.

Township, range & section: Township, range and section of the

centroid of the element occurrence.

Precision: The degree of location accuracy:

- S = Second: precision of location is to within a three-second radius
- M = Minute: precision of location is to within a one-minute radius (approximately 1.5 miles)
- G = General: precision to within approximately 5 miles, or to place name only.
- U = Unmappable

Township-range comments: This field lists additional areas not covered by the township-range and section fields, and specifies the location of the element occurrence within a section. For example: "N2, 8, 9" indicates that the EO is located in the north half (N2) of the section indicated, and extends into sections 8 and 9.

Survey date: Date of the most recent field survey.

First observation: The year in which the element occurrence was first reported from this site. This is the same as "last observation" if the EO is based on only one report.

Last observation: Date at which the element was last observed extant at this site (not necessarily the date site was last visited).

Elevation: Elevation, in feet, of the element occurrence centroid. This appears as a range if minimum and maximum elevation are known or discernable, and is left blank if unknown.

Slope/aspect: Steepness and compass direction of element occurrence site.

Size: Size (in acres) of element occurrence. Appears as 1 if one acre or less, 0 or blank if unknown.

Location: Location of (or directions to) element occurrence.

Element occurrence data: Information on the element occurrence, such as numbers, size, condition, viability, and characteristics. For plant communities, this includes (if available) information on the species present and their percent cover.

General site description: A general description of the area where the element occurrence is found.

Land owner/manager: The ownership or management of the element occurrence location. Areas are listed from the smallest designation to the largest.

Comments: An open field for information which does not fall into any other category.

Information source: The best source of additional information on this element occurrence.

Specimens: Contains information on any specimen(s) substantiating the record. (Note: We are currently in the process of moving specimen

data into this field. Until this process is complete, specimen information may still occur elsewhere in the record, in particular, the "Comments" field.)

* * *

Please remember that this report is a summary of information, and additional data are available on most element occurrences.

If you have questions, feel free to contact the Montana Natural Heritage Program staff.

February 9, 1994

MONTANA NATURAL HERITAGE PROGRAM
Element Occurrence Record

Scientific Name: ASTRAGALUS SCAPHOIDES
Common Name: BITTERROOT MILKVETCH

Global rank: G3 Forest Service status:
State rank: S1 Federal Status: 3C

Element occurrence code: PDFAB0F7V0.009
Element occurrence type:

Survey site name: GRASSHOPPER CREEK
EO rank:
EO rank comments:

County: BEAVERHEAD

USGS quadrangle: BANNACK

Township: Range: Section: TRS comments:
008S 011W 08

Precision: M
Survey date: Elevation: 5900 -
First observation: 1983 Slope/aspect:
Last observation: 1983-06-26 Size (acres): 0

Location:
0.25 MILE NORTH OF GRASSHOPPER CREEK. (CA. 1.5 MILES SOUTHEAST OF
BANNACK.)

Element occurrence data:
UNCOMMON.

General site description:
ON A LOWER EAST-FACING SLOPE OF A SIDE DRAINAGE, CALCAREOUS PARENT.
ASSOCIATED SPECIES: ARTEMISIA TRIDENTATA, AGROPYRON SPICATUM.

Land owner/manager:
BLM: BUTTE DISTRICT, DILLON RESOURCE AREA
PRIVATELY OWNED LAND (INDIVIDUAL OR CORPORATE)

Comments:
HERBARIUM LABEL READS "5700 FT."; OCCURRENCE MAPPED AT 5900 FT.

Information source: LESICA, PETER. DIVISION OF BIOLOGICAL SCIENCES,
UNIVERSITY OF MONTANA, MISSOULA, MT 59812.

Specimens: LESICA, P. (2673). 1983. SPECIMEN #92922. MONTU. (MRPP
CARD)...

February 9, 1994

MONTANA NATURAL HERITAGE PROGRAM
Element Occurrence Record

Scientific Name: ASTRAGALUS SCAPHOIDES

Common Name: BITTERROOT MILKVETCH

Global rank: G3 Forest Service status:
State rank: S1 Federal Status: 3C

Element occurrence code: PDFAB0F7V0.003

Element occurrence type:

Survey site name: BANNACK

EO rank: C

EO rank comments:

County: BEAVERHEAD

USGS quadrangle: BANNACK

Township: Range: Section: TRS comments:
008S 011W 05 SW4

Precision: S

Survey date: 1983-06-27 Elevation: 5800 -

First observation: 1983 Slope/aspect: 0-10% / SOUTH

Last observation: 1983-06-27 Size (acres): 2

Location:

FROM BANNACK GO EAST 0.5 MI. ALONG GRASSHOPPER CR. AND TURN NORTH ON
OLD MINING ROAD FOR 0.1 MILE.

Element occurrence data:

11-50 PLANTS. SEED PRODUCTION EST. AT 5-10% OF MAXIMUM.

General site description:

ON EDGE OF SMALL DRAINAGE, HEAVY SOIL WITH GRAVEL; ASSOCIATED WITH
ARTEMISIA TRIDENTATA, AGROPYRON SPICATUM, STIPA COMATA.

Land owner/manager:

PRIVATELY OWNED LAND (INDIVIDUAL OR CORPORATE)

Comments:

SITE IS AN OLD MINING CLAIM.

Information source: LESICA, PETER. DIVISION OF BIOLOGICAL SCIENCES,
UNIVERSITY OF MONTANA, MISSOULA, MT 59812.

Specimens: LESICA, P. (2673). 1983. MONTU.

February 9, 1994

MONTANA NATURAL HERITAGE PROGRAM
Element Occurrence Record

Scientific Name: ASTRAGALUS SCAPHOIDES
Common Name: BITTERROOT MILKVETCH

Global rank: G3 Forest Service status:
State rank: S1 Federal Status: 3C

Element occurrence code: PDFAB0F7V0.001
Element occurrence type:

Survey site name: BON ACCORD BENCH
EO rank: A
EO rank comments:

County: BEAVERHEAD

USGS quadrangle: BANNACK

Township: Range: Section: TRS comments:
008S 011W 08 SE4; 9 SW4

Precision: S
Survey date: 1984-06-11 Elevation: 5900 -
First observation: 1983 Slope/aspect: 13% / SW
Last observation: 1984-06-11 Size (acres): 30

Location:
2 KM SOUTHEAST OF BANNACK.

Element occurrence data:
CA. 200-300 INDIVIDUALS; NO SIGNS OF RECENT LIVESTOCK GRAZING; 30% OF
REPRODUCTIVE PLANTS PRODUCED FRUIT (LESICA, UNPUBLISHED).

General site description:
GRAVELLY SILT FROM LIMESTONE PARENT MATERIAL; WITH ARTEMISIA
TRIDENTATA, A. NOVA, AGROPYRON SPICATUM, AND STIPA COMATA.

Land owner/manager:
BLM: BUTTE DISTRICT, DILLON RESOURCE AREA
PRIVATELY OWNED LAND (INDIVIDUAL OR CORPORATE)

Comments:

Information source: LESICA, P. 1984. REPORT ON THE CONSERVATION STATUS
OF ASTRAGALUS SCAPHOIDES, A CANDIDATE THREATENED
SPECIES. UNPUBLISHED REPORT TO THE U.S. FISH AND
WILDLIFE SERVICE, DENVER, CO, 20 PP. PLUS
APPENDICES.

Specimens: LESICA, P. (2697, 2988). 1983, 1984. (MONTU).

February 9, 1994

MONTANA NATURAL HERITAGE PROGRAM
Element Occurrence Record

Scientific Name: ARENARIA KINGII
Common Name: KING'S ARENARIA

Global rank: G4 Forest Service status: SENSITIVE
State rank: S1 Federal Status:

Element occurrence code: PDCAR040D0.003
Element occurrence type:

Survey site name: GRASSHOPPER CREEK
EO rank:
EO rank comments:

County: BEAVERHEAD

USGS quadrangle: BANNACK

Township: Range: Section: TRS comments:
008S 011W 08 N2

Precision: M
Survey date: 1976-05-21 Elevation: 6000 -
First observation: 1976 Slope/aspect:
Last observation: 1976-05-21 Size (acres): 0

Location:
GRASSHOPPER CREEK, CA. 1 MILE SOUTHEAST OF BANNACK.

Element occurrence data:
"PETALS WHITE, STYLES 3."

General site description:
GRAVELLY SLOPE. WITH ARTEMISIA, IPOMOPSIS.

Land owner/manager:
BLM: BUTTE DISTRICT, DILLON RESOURCE AREA
PRIVATELY OWNED LAND (INDIVIDUAL OR CORPORATE)

Comments:
NONE.

Information source: BOTANIST, MONTANA NATURAL HERITAGE PROGRAM, 1515
EAST SIXTH AVENUE, HELENA, MT 59620-1800.

Specimens: DORN, R. D. (2573). 1976. SPECIMEN #67138. MONT.

February 9, 1994

MONTANA NATURAL HERITAGE PROGRAM
Element Occurrence Record

Scientific Name: LESQUERELLA SP NOV 1
Common Name: UNDESCRIBED BLADDERPOD

Global rank: G2 Forest Service status:
State rank: S2 Federal Status:

Element occurrence code: PDBRA1N240.003
Element occurrence type:

Survey site name: BANNACK
EO rank: CD
EO rank comments:

County: BEAVERHEAD

USGS quadrangle: BANNACK

Township: Range: Section: TRS comments:
008S 011W 05 SW4NW4

Precision: S
Survey date: 1992-06-25 Elevation: 6320 - 6400
First observation: 1992-06-25 Slope/aspect: 25% / WSW
Last observation: 1992-06-25 Size (acres):

Location:
DIRECTLY NORTHEAST ABOVE BANNACK TOWNSITE, ON RIDGE ABOVE HANGMAN'S
GULCH.

Element occurrence data:
9 PLANTS, IN LATE FRUITING. RARE.

General site description:
LONG, STEEP, OPEN PRAIRIE SLOPE BELOW RIDGETOP; CERCOCARPUS LEDIFOLIUS
COMMUNITY. IN AGROPYRON SPICATUM-ARTEMISIA TRIDENTATA ASSOCIATION,
WITH LINUM LEWISII, HAPLOPAPPUS ACAULIS, ARTEMISIA FRIGIDA, ALLIUM
TEXTILE, CAREX ROSSII.

Land owner/manager:
BLM: BUTTE DISTRICT, DILLON RESOURCE AREA

Comments:
DETERMINED LESQUERELLA SP NOVUM BY REED ROLLINS, 3/93.

Information source: HEIDEL, B. L. 1992. [FIELD SURVEY TO BANNACK
AREAS, BIG HOLE AREAS, BADGER PASS AREAS OF 25
JUNE, 2 JULY, 5 AUG.]

Specimens: HEIDEL, B. (706). 1992.

February 9, 1994

MONTANA NATURAL HERITAGE PROGRAM
Element Occurrence Record

Scientific Name: BRACHYLAGUS IDAHOENSIS
Common Name: PYGMY RABBIT

Global rank: G5 Forest Service status:
State rank: S3 Federal Status: C2

Element occurrence code: AMAEB04010.001
Element occurrence type:

Survey site name: BANNACK
EO rank:
EO rank comments:

County: BEAVERHEAD

USGS quadrangle: BANNACK

Township: Range: Section: TRS comments:
008S 011W 06

Precision: G
Survey date: Elevation: 5800 -
First observation: Slope/aspect:
Last observation: Size (acres):

Location:
GRASSHOPPER CREEK, BANNACK.

Element occurrence data:
SPECIMEN REPORTED, NO DATE.

General site description:

Land owner/manager:
BANNACK STATE HISTORIC PARK
BLM: BUTTE DISTRICT, DILLON RESOURCE AREA

Comments:

Information source: HOFFMANN, R. S., P. L. WRIGHT AND F. E. NEWBY.
1969. DISTRIBUTION OF SOME MAMMALS IN MONTANA. I.
MAMMALS OTHER THAN BATS. J. MAMMAL. 50(3):579-604.

Specimens:

February 14, 1994

MONTANA NATURAL HERITAGE PROGRAM
Element Occurrence Record

Scientific Name: PEROGNATHUS PARVUS
Common Name: GREAT BASIN POCKET MOUSE

Global rank: G5 Forest Service status:
State rank: S2S4 Federal Status:

Element occurrence code: AMAFD01070.003
Element occurrence type:

Survey site name: WEST OF BADGER PASS
EO rank:
EO rank comments:

County: BEAVERHEAD

USGS quadrangle: MILL POINT

Township: Range: Section: TRS comments:
007S 012W 15

Precision: G

Survey date:

First observation: 1961-07 Elevation: 6000 -
Last observation: 1961-07 Slope/aspect:
Size (acres):

Location:

5 MILES WEST OF BADGER PASS.

Element occurrence data:
SPECIMEN REPORTED.

General site description:

SAGEBRUSH. ALSO PRESENT: PEROMYSCUS MANICULATUS, TAMIAS MINIMUS.

Land owner/manager:

PRIVATELY OWNED LAND (INDIVIDUAL OR CORPORATE)
BLM: BUTTE DISTRICT, DILLON RESOURCE AREA
STATE LAND - UNDESIGNATED

Comments:

Information source: HOFFMANN, R. S., P. L. WRIGHT AND F. E. NEWBY.
1969. DISTRIBUTION OF SOME MAMMALS IN MONTANA. I.
MAMMALS OTHER THAN BATS. J. MAMMAL. 50(3):579-604.

Specimens:

EXHIBIT

B

**Review of Bannack State Park Historic Building Stabilization Project By State Historic
Preservation Office**

State Historic Preservation Office

Montana Historical Society

1410 8th Avenue • PO Box 201202 • Helena, MT 59620-1202 • (406) 444-7715

February 24, 1994

Paul Valle
Field Services Division
Dept. of Fish, Wildlife, & Parks
1420 East Sixth Avenue
Helena, MT 59620

RECEIVED

FEB 28 1994

DESIGN & CONSTRUCTION
DEPT. OF FISH, WILDLIFE & PARKS

REF: Review of Proposed Construction, Bannack State Park, Granite Ghost Town, and Fort Owen

Dear Paul:

Pursuant to our telephone conversation last week, I am confirming that I have received the plans from Jim McDonald, along with the comments and concerns voiced from the previous round of reviews last year. As I stated over the phone, I visited Bannack on the 2nd of February with the National Park Service, on sort of an impromptu visit. It is my understanding that they want to come back to Bannack in March, while they are doing the Virginia City study. In any case, I had a conversation with John while I was down there. He expressed some concerns about the foundation plans, mainly using concrete block for the foundations and using a rubble stone facing. Personally, I did not have a problem with this design, as I have used it myself. There is some loss of integrity doing it this way, but not in a visible manner. I expect that there is a technical loss of integrity, every time we do something to any of the buildings in Bannack. That is why I have been skeptical about the term "arrested decay". I don't believe, however, that we have much choice in terms of substituting modern materials for natural materials, due to the cost involved. Personally, if I had a choice, I would follow John's concerns about absolutely reconstructing foundations using the identical materials. Technically, the ideal would be to number individual stones and replace them exactly. Obviously, we can't go that far, although I have seen Park Service sites that did.

In doing a final review of all three projects, it would seem that most of my questions have been answered satisfactorily. I still have a concern about the use of silane-based waterproofing on the original adobe block. Jim and I have discussed the possible repercussions of using a chemical water repellent on this material. I have advocated simply paring the adobe with identical material, which would bond with the adobe block. This is the traditional method for preserving adobe buildings. The reason I am concerned about the chemical waterproofing of the block is based on conversations with National Park Service personnel from the Southwest Region, primarily Catherine Colby, who used to be a tax reviewer in Denver, and who moved back to the southwest. She was emphatic about not using waterproofings, or chemical consolidants on adobe. I don't know that this holds true for the silane based products that are breathable. All I know is that she was adamantly opposed to using modern materials to prevent decay of the adobe. I think that we discussed this situation more than once during the course of the last couple of years. My best guess as to decay of the existing remnants of walls, is not direct erosion from rain or snow, as much as extensive irrigating in the pastures and fields surrounding the Fort. I am positive that has raised the water level quite a bit, and when you have ditches along the road, that catch a lot of runoff, it creates even more moisture content in the soil. From inspection of adobe buildings, the majority of decay is usually at the base of the wall. I would guess that most of the decay is from subsurface moisture escaping from the adobe as it wicks upward, and I expect that decay is further hastened by splashback from water running off the roof. I could be totally wrong about the use of the silane waterproofing, it could work fabulously, for all I know. I don't have the extensive experience in adobe structures that someone out of the southwest region of the United States probably has, so really all I can base my comments on are actual properties in this state, and some that I have observed in my travels in Texas, etc, and my conversations with people who have dealt with these types on a regular basis. To my knowledge, Fort Owen is one of

February 24, 1994
Page 2

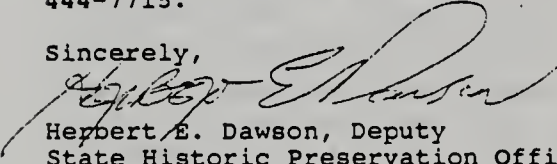
three forts in the state that still exists that were constructed of adobe. The other two include two buildings at Fort Shaw, and the corner tower that still remains in Fort Benton. There may be more out there somewhere, but I am not familiar with them.

As for the stabilizing the original walls, and pouring foundations under them, all I can say is it is a risky business. It is going to require close supervision, and extremely sensitive handling. I don't know of anyone attempting to do this type of work before in this state, at least to my knowledge. I would be interested to see the operation in action. I trust Jim McDonald to know what he is doing, but it depends on the contractor, more than the architect. I would specifically ask that close supervision is maintained, since this wall is not exactly structurally sound. Again, I wish we had more experience at this sort of thing. Maybe Jim does, I don't know. I do know that adobe and stone walls with mud mortar act differently than even 1880's brick walls that had lime mortar. I've seen walls literally peel outward when disturbed, and have had it happen before on at least two projects involving stone and brick construction of this vintage. Once it started, all you could do was to reconstruct the wall in its entirety.

As for the Granite Superintendent's House, I don't see any problems with it, or concerns, I think that FWP has probably covered more areas than I could. The concerns voiced in this letter are just concerns, I don't see the need for changes, but I think that it is well to at least express some things that might be future problems, either during the construction phase, or later.

If you have any questions, or I can be of further assistance, please call me at 444-7715.

Sincerely,



Herbert E. Dawson, Deputy
State Historic Preservation Officer
Historical Architect

File: FWP-Bannack, FWP-Granite, FWP-Fort Owen

EXHIBIT

C

Bannack State Park Master Site Plan and Stabilization Open House Summary

Montana Department
of
Fish, Wildlife & Parks
M E M O



TO: Jerry Walker
FR: Cindy Staszak
RE: Bannack Open House Summary
DT: March 26, 1993

The Bannack State Park Open House was held on February 25, 1993 at the Courthouse in Dillon. The intent was to provide an opportunity for the public to review and comment on the Master Site Plan and the Stabilization Project that are currently underway at Bannack. The Open House was held from 4:00pm until 7:00pm. Staff and consultants in attendance were: Jerry Walker, Region 3 Parks Supervisor; Paul Valle, FWP Landscape Architect; Kevin Redmond, FWP Construction Project Manager; James McDonald, Architect and Private Consultant; Cindy Staszak, Bannack Park Manager and Jon Hoerning, Bannack Maintenance Supervisor.

On display at the Open House were flip chart sheets listing the various issues, concerns and suggestions discussed in the development of the Master Plan. Copies of these charts are attached. A map of the Master Site Plan was posted after all of the issue charts. It depicted locations suggested for the various issues. Copies of the Historic Research associated with the plan and the Draft Management Plan were also available. A display board complete with photos of many of the buildings slated for stabilization was the first "station" that the public viewed upon entering the room. Coffee and tea were available for the public as well.

The Open House was publicized in the local Dillon newspaper and on Dillon radio for the three weeks preceding the Open House. In addition, news releases were printed in the Bozeman Chronicle and the Montana Standard in Butte. We had fourteen people attend, including newspaper reporters from Dillon and Butte and our local state legislator, Mr. Bill Tash. Both newspapers printed follow-up articles, which are attached.

People were handed an information sheet and clipboard as they entered the room. The lay-out of the room was explained and staff were readily available to answer questions and explain maps.

Six people completed the survey. The results are tabulated on the following page. A copy of a blank survey and accompanying information sheet are also attached. The item rated the highest priority by most people was the Visitor Center/Museum. The Maintenance Facility received the second most votes for high priority. Staff Housing, Camping/Campgrounds, Day Use/Amphitheater and Traffic Control all tied in third place for the high priority rating. Conversely, the Park Entrance received a low priority rating by 50% of the respondents. The Trails were rated low by 33%. The Visitor Center/Museum, Administrative Office and Day Use/Amphitheater were each rated low by 16% or one person each. Comments noted on the survey along with a list of people interested in further information about Bannack are listed on the following pages.

BANNACK STATE PARK OPEN HOUSE 2-25-93

SURVEY RESULTS

1. Overall opinion of the plan:
33% (2 people) said it was excellent
66% (4 people) said it was good

Comments: "Hopes that the plan does not take away from the present uniqueness of our park."

"Covers most important areas of the park. Likes the shop location but concerned over its appearance and how it will relate to the rest of Bannack."

"Stabilization is first priority along with facilities for the public."

2. Staff Housing: 33% (2 people) rated it high priority
50% (3 people) rated it medium priority
16% (1 person) no opinion

Camping/Campgrounds:

33% (2 people) rated it high priority
50% (3 people) rated it medium priority
16% (1 person) no opinion

Maintenance Facilities:

50% (3 people) rated it high priority
50% (3 people) rated it medium priority

Visitor Center/Museum:

66% (4 people) rated it high priority
16% (1 person) rated it low priority
16% (1 person) no opinion

Administrative Office

16% (1 person) rated it high priority
50% (3 people) rated it medium priority
16% (1 person) rated it low priority
16% (1 person) no opinion

Park Entrance: 16% (1 person) rated it high priority
33% (2 people) rated it medium priority
50% (3 people) rated it low priority

Trails: 0% (0 people) rated it high priority
50% (3 people) rated it medium priority
33% (2 people) rated it low priority
10% (1 person) no opinion

Day use/Amphitheater:

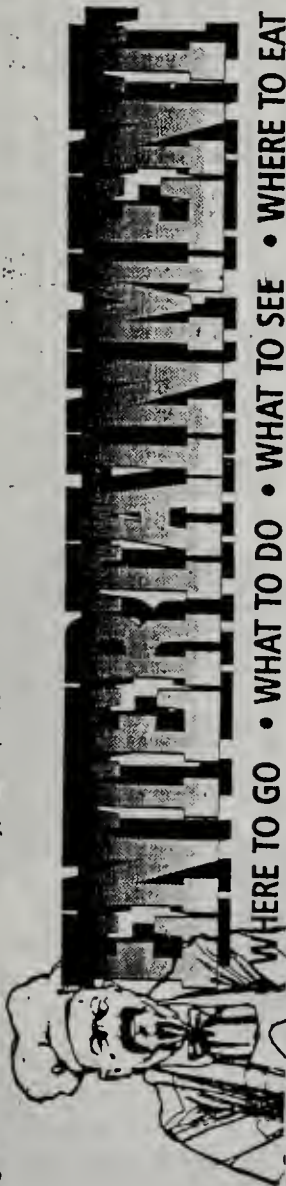
33% (2 people) rated it high priority
33% (2 people) rated it medium priority
16% (1 person) rated it low priority
16% (1 person) no opinion

Traffic Control: 33% (2 people) rated it high priority
50% (3 people) rated it medium priority
16% (1 person) no opinion

3. Additional comments and suggestions about the plan:
- Great plan as long as priorities are: 1. building preservation. 2. equipment and materials for maintenance 3. improve facilities for year round help
 - Very good plan
 - Please fence the town to keep livestock out
 - Park needs a snowplow and better communication with town in case telephone goes out.
 - Continue development of interpretive facilities on all areas and how it relates to continued work on stabilization. Continued emphasis on creative use of existing facilities.
4. Comments about stabilization project:
- Sounds reasonable
 - Looks good
 - Good choice of priorities/procedures
 - Stabilize and protect from the weather but no more
 - Necessary evil as long as the historic flavor is not lost and the original buildings are left as is.
5. Any other additional comments about Bannack:
- Nice to see some positive action finally taken on saving this part of our history.
 - Volunteer help is a resource that is not utilized as much as it could be.
 - It is important to me to do as much as we can. I like the master plan.
 - I feel generally Bannack is being directed properly-- with good emphasis on preservation, but additional development of interpretation needs to be done
 - Visitor Center manned more hours. Keep traffic to the left and make all cars park and see video at center before going through town.
6. Names of people who would like to be contacted about future plans for Bannack:

Lynn Anderson	John Barrows	Gunder Anderson
1800 Riverside Dr.	415 S. Rife	1800 Riverside Dr.
Dillon, MT 59725	Dillon, MT 59725	Dillon, MT 59725

Helen Andrus	Otha Graham
16 N. Parkview Ct	1100 Hilltop Drive
Dillon, MT 59725	Dillon, MT 59725



Bannack State Park's future will be debated next Thursday

What the future holds for Bannack, including a public hearing on two major projects in progress at Bannack State Park, will be the subject of an open house Thursday, February 25. The session, according to Park Manager Cindy Staszak, will be held from 4-7 p.m. in the multipurpose room of the Beaverhead County Courthouse and will feature a review of the long-range master plan and stabilization work to preserve 10 historic buildings within the townsite of Bannack. Public input is being sought at the session, Staszak said.

The open house will feature representatives of the Department of Fish, Wildlife and Parks who will answer questions and collect comments. Copies of the plans and photos of the buildings planned to be stabilized will be available for review.

The day before, Wednesday, February 24, the park will host an oral history workshop, from

10 a.m. until 3 p.m.

The workshop will be held in the conference room of the Forest Service building at 420 Barrett in Dillon.

The workshop is open to anyone interested in learning how to conduct oral history interviews. The workshop, which is free, is being conducted by State Oral Historian with the Montana Historical Society, John Terreo. The workshop includes an overview of conducting and transcribing oral history interviews. "Oral history interviews provide colorful insights into the history of an area and its people," Terreo said. Families are also beginning to interview grandparents and great-grandparents, Terreo said and the workshop show techniques to help do that.

To make reservations for the workshop, or ask questions about the public hearing, call Staszak at Bannack State Park, 834-3413.

The Metlen Hotel & Bar

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683-4214

Dillon Tribune 2-17-93

Bozeman Chronicle

2-24-93

Area news briefs

Garden clubs offer \$1,000 scholarship

A \$1,000 scholarship is available to a Montana student majoring in conservation, horticulture, parks or forestry, floriculture, greenhouse management, land management or related subjects. Students from all schools of the Montana University System which offer such courses have the opportunity to compete.

The scholarship is being offered by the Montana Federation of Garden Clubs. For more information contact Mrs. Henry Blend, Scholarship Chairman, 2604 First Ave. South, Great Falls, Mont., 59401.

FWP sponsors open house on parks projects

The Parks Division of the Montana Department of Fish, Wildlife and Parks will host an open house to get the public's views of two major projects in progress at Bannack State Park, according to Cindy Staszak, manager at Bannack State Park. The open house will be held Feb. 25, from 4 to 7 p.m. in the multipurpose room at Beaverhead County Courthouse in Dillon.

The projects to be discussed include a long range master plan, and work to preserve 10 buildings within the ghost town of Bannack. FWP personnel will be available at the

open house to answer questions, Staszak said. Copies of the plans and photos of the buildings slated to be stabilized will be available for public review.

For more information, contact Cindy Staszak at 834-3413.

Manhattan spaghetti feed slated for tonight

The Manhattan High School senior class is putting on a spaghetti feed tonight from 6:30 to 8 p.m. at the Manhattan multi-purpose room. There will be spaghetti, coffee, desserts, ice cream and salads for \$5 per plate. Profits help support the senior class for their trip to La

goon in Salt Lake.

Red Cross Water Safety Course planned

An American Red Cross Emergency Water Safety Course will be conducted March 1 and 3, from 6:30 to 9 p.m. at the Bozeman Swim Center. Tavis Cline will be the instructor. Book fee is \$8 or you may borrow a book. Course fee for adults is a 1-month Swim Center pass (\$15) or for youth (under 18 years) a 1-month Youth Swim Center pass (\$10). Swim passes are also good for Swim Center programs during spring break. To register call 587-4724.

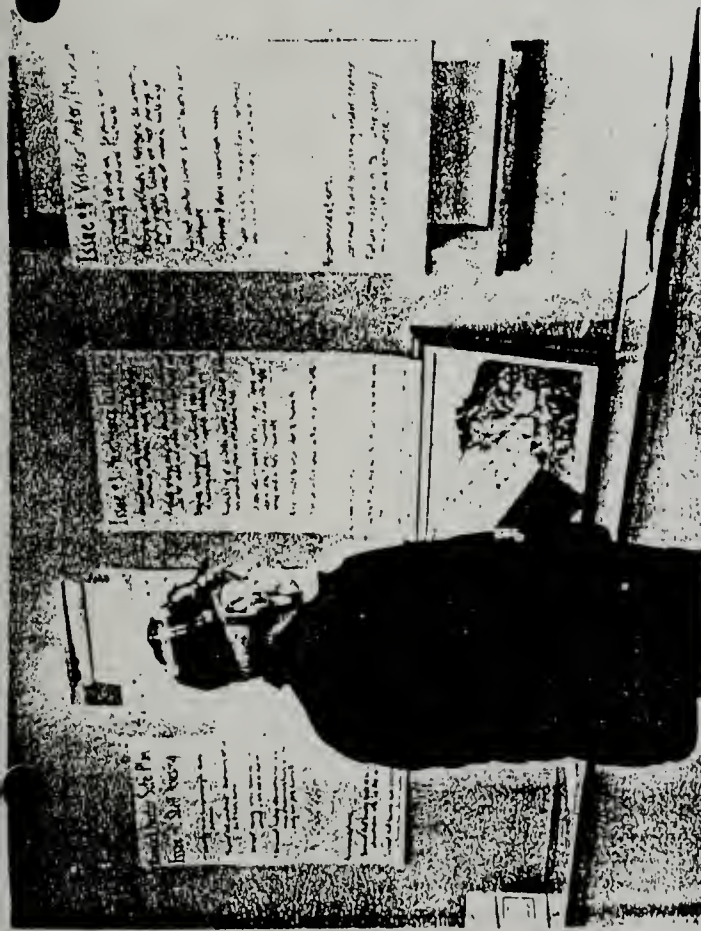
Bannack open house reveals master plan, stabilization work

Staff and officials of Bannack State Park and the Montana Fish, Wildlife and Parks, held an open house in Dillon last week to help acquaint the public about what is going on in the old ghost town.

At the session, new Bannack Park Manager Cindy Stazak, and Parks Manager Jerry Walker, along with other park personnel, helped show visitors the new stabilization project which is planned to begin soon. That project will involve extensive work to keep 10 of the old buildings, some of them over 125 years old, from further deterioration.

Also on display was the master plan for the park, which shows eventual development in the park, including improved camping facilities, amphitheatre, new shop facilities, visitors center and other improvements. Also planned are improvements in ways to tell the Bannack story and development of the mill and mining area south of Bannack.

The master plan developed the philosophies of Bannack and was formed in response to input provided by members of the public, the Parks Division, and others, including historical personnel. A final meeting last year in Bannack involved nearly 30 people who reviewed plans and made recommendations, which were shown in poster format at the open house.



Curly Anderson, a visitor at the Bannack Open House at the courthouse last week, studies some of the plans for the state park.

Dillon Tribune

3-3-93

Butte / Area

Park managers set Bannack priorities

By Perry Backus
Standard Staff Writer

DILLON — The future of historic Bannack State Park was discussed this week in Dillon.

Members of the state park service met with the public in an open house format to discuss a master site plan and an upcoming stabilization project.

The master site plan will give park managers direction in developing priorities for Bannack, said Jerry Walker, Region 3 parks supervisor for the Fish, Wildlife and Parks Department.

Through earlier scoping meetings, Walker said a number of types of developments have been identified for Bannack, including staff housing, campgrounds, trails, visitor centers and others.

The long-range plan would give park service employees an idea about what must be accomplished first as new funding is obtained, he said.

"It will help set our priorities," he said.

The plan also will help decide where and how new facilities should be built, Walker said.

"We want to remain true to the historic character of the park in Bannack's case," Walker said.

Interest in Bannack has been increasing dramatically over the past couple years, Walker said, partly because of greater promotion efforts by the state.

There is also a tremendous interest in historic tourism, especially in Pacific Rim and Central European countries, he said, and much of that interest is centered on United States western history.

James McDonald, an architect in-

volved in restoration at Bannack, said there is no other place quite like Bannack in Montana.

The only place that could compare is Virginia City or Nevada City, he said, but even Virginia City has residents and Nevada City was mostly moved in from other areas.

Bannack is an important cultural treasure for Montana, he said.

The planned restoration project is an important first step in making sure the buildings don't collapse and aren't destroyed, McDonald said.

About \$300,000 has been set aside from legislative action to do restoration work on a number of buildings in Bannack, said Walker. The money is being diverted from the coal tax principal fund, he said.

The Park Service has identified 10 buildings that will be stabilized this summer, including the city drug store, assay office and the Rayburn house.

All of the buildings to be stabilized are deteriorating and need work soon, said Walker.

More than 100 buildings are in Bannack and all have varying needs, he said.

Most of the stabilization work will involve replacing roofs and shoring up foundations, Walker said.

McDonald said there has been past stabilization work accomplished at Bannack, but recently there hasn't been much money set aside for maintenance on the buildings.

Walker said the Montana state parks system is "grossly underfunded ... projects like Bannack depend on funding authorized by the legislature. It's important to receive some kind of assistance" so the work can continue keeping the buildings standing at Bannack, he said.

Montana Department of Fish, Wildlife & Parks



BANNACK STATE PARK OPEN HOUSE

February 25, 1993

PURPOSE: The intent of this open house is to provide an opportunity for the public to review and comment on two projects that are currently underway at the park.

P R O J E C T S

MASTER SITE PLAN PROJECT: This project involves the completion of a long range planning document that will guide the development of Bannack State Park. During the initial scoping meetings(charette), critical elements were identified and incorporated in the overall plan. Public input on developmental priorities is being sought.

STABILIZATION: Ten historic structures have been identified for stabilization work. These buildings were selected on the basis of historical integrity, structural stability and fiscal constraints. Photographs of the buildings are available for review as well as assessments of the specific stabilization work designated for completion.

PROCEDURE:

1. Review the materials available about the projects.
2. Ask questions about the projects. Park staff, Fish, Wildlife and Parks administrators, and the private consultant working on this project are all available.

Jerry Walker, Region 3 Parks Supervisor, FWP
Cindy Staszak, Manager, Bannack State Park
Jon Hoerning, Maintenance Supervisor, Bannack
Paul Valle, Landscape Architect, FWP
Kevin Redmond, Construction Project Mgr, FWP
James McDonald, Architect, Private Consultant

3. Complete the attached questionnaire including your opinion on the priorities for development in the Master Plan, as well as any additional comments or suggestions you might have.

MASTER SITE PLAN QUESTIONNAIRE

1. What is your overall opinion of the plan?
____excellent ____good ____fair ____poor

Comments: _____

2. Please prioritize the development of the issues in the plan.

3. High Priority
2. Medium Priority
1. Low Priority

____STAFF HOUSING	____PARK ENTRANCE
____CAMPING/CAMPGROUNDS	____TRAILS
____MAINTENANCE FACILITIES	____DAY USE/AMPHITHEATER
____VISITOR CENTER/ MUSEUM	____TRAFFIC CONTROL
____ADMINISTRATIVE OFFICE	

3. Additional comments, ideas, suggestions about the Master Plan: _____

4. Comments about the stabilization project: _____

5. Any other additional comments about Bannack State Park: _____

6. Optional:

Name: _____ Phone: _____
Address: _____

____YES. I would like to be contacted about future plans
for Bannack State Park.
____NO. I do not wish further information about plans
for Bannack State Park.

THANK YOU FOR YOUR INPUT!

